



**Zoning**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-2**  
**AGENDA DATE: Thu 08/26/2004**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0087 - Scenic Brook Rezoning - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as Scenic Brook Drive at Thunderbird Road (Williamson Creek Watershed-Barton Springs Zone) from neighborhood office (NO) district zoning to single family residence standard lot (SF-2) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence standard lot (SF-2) district zoning. Applicant: Distinctive Forms, Inc. (Bradley Bohls). City Staff: Wendy Walsh, 974-7719.

**REQUESTING**            Neighborhood Planning  
**DEPARTMENT:**        and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

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## ZONING CHANGE REVIEW SHEET

**CASE:** C14-04-0087

**Z.P.C. DATE:** July 20, 2004

**ADDRESS:** Scenic Brook Drive at Thunderbird Road

**OWNER AND APPLICANT:** Distinctive Forms, Inc. (Bradley Bohls)

**ZONING FROM:** NO

**TO:** SF-2

**AREA:** 0.860 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant single family residence (SF-2) district zoning.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

July 20, 2004: *APPROVED SF-2 DISTRICT ZONING, BY CONSENT*  
*[J.M, J.G 2<sup>nd</sup>] (8-0) J.P - ABSENT*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject rezoning area consists of two undeveloped, platted lots out of the West Oaks Section Three subdivision. Both lots carry neighborhood office (NO) district zoning with access for the southern lot available from Scenic Brook Drive, while the northern lot is situated at the corner of Scenic Brook and Thunderbird Road. The lots are surrounded by undeveloped land and single family residences on large lots (zoned LR; LO; SF-2; SF-1). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Oak Hill Area Study, completed in October 1985, as well as neighborhood input resulted in a recommendation of single family residence large lot (SF-1) district zoning for both lots. Please refer to Exhibits B, C and D. The original property owner requested neighborhood commercial (LR) district zoning on the southern lot, and in February 1987, both lots were rezoned to the neighborhood office (NO) district. A Restrictive Covenant accompanied the NO rezoning and limited the number of curb cuts to one on each legally subdivided lot on Scenic Brook Drive; 65% impervious cover; a maximum floor-to-area ratio to 0.25 to 1; and established site development and subdivision regulations of the Williamson Creek watershed. Please refer to Exhibit E. The lots have not developed with NO uses as originally envisioned and the new property owner requests a rezoning to the single family residence (SF-2) district, so that two single family residences may be constructed.

SF-2 zoning is appropriate in the context of the adjacent SF-2 and SF-1 zoning on this block of Scenic Brook and Thunderbird, its corresponding character, and the Oak Hill Study which originally recommended low density residences for this property. If SF-2 zoning is granted, impervious cover would be limited to 25%, in accordance with the more restrictive watershed regulations.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	NO	Undeveloped
<i>North</i>	SF-1; CS	Single family residences; Air conditioning / heating services
<i>South</i>	SF-2; LR; LO	Single family residences; Undeveloped
<i>East</i>	SF-1; SF-2	Single family residences; Undeveloped
<i>West</i>	DR; LR; LO; SF-1	Undeveloped; Single family residences

**AREA STUDY:** Oak Hill (October 1985)**TIA:** Is not required**WATERSHED:** Williamson Creek –  
Barton Springs Zone**DESIRED DEVELOPMENT ZONE:** No**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**384 – Save Barton Creek Association  
459 – Wynrock Area Neighborhood Association

385 – Barton Springs Coalition

**SCHOOLS:**

Oak Hill Elementary School      Covington Middle School      Bowie High School

**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-02-0095	GR to SF-3	To Grant SF-2	Approved SF-2 (8-8-02)
C14-01-0076	GR to SF-3	To Grant SF-3	Approved SF-3 (8-9-01)
C14-85-288.073RC	RR to GR	To Grant GR w/a Restrictive Covenant for Tracts 1, 2 and 3	Approved PC recommendation (2-19-87)

**RELATED CASES:**

The two lots are platted as Lots 12 and 13 of West Oaks Section Three subdivision. There is a Restrictive Covenant on the property, provided as Exhibit B.

**ABUTTING STREETS:**

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION
Scenic Brook Drive	50 feet	30 feet	Local
Thunderbird Road	50 feet	30 feet	Local

- Capital Metro bus service is not available within 1/4 mile of this property.

**CITY COUNCIL DATE:** August 26, 2004

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

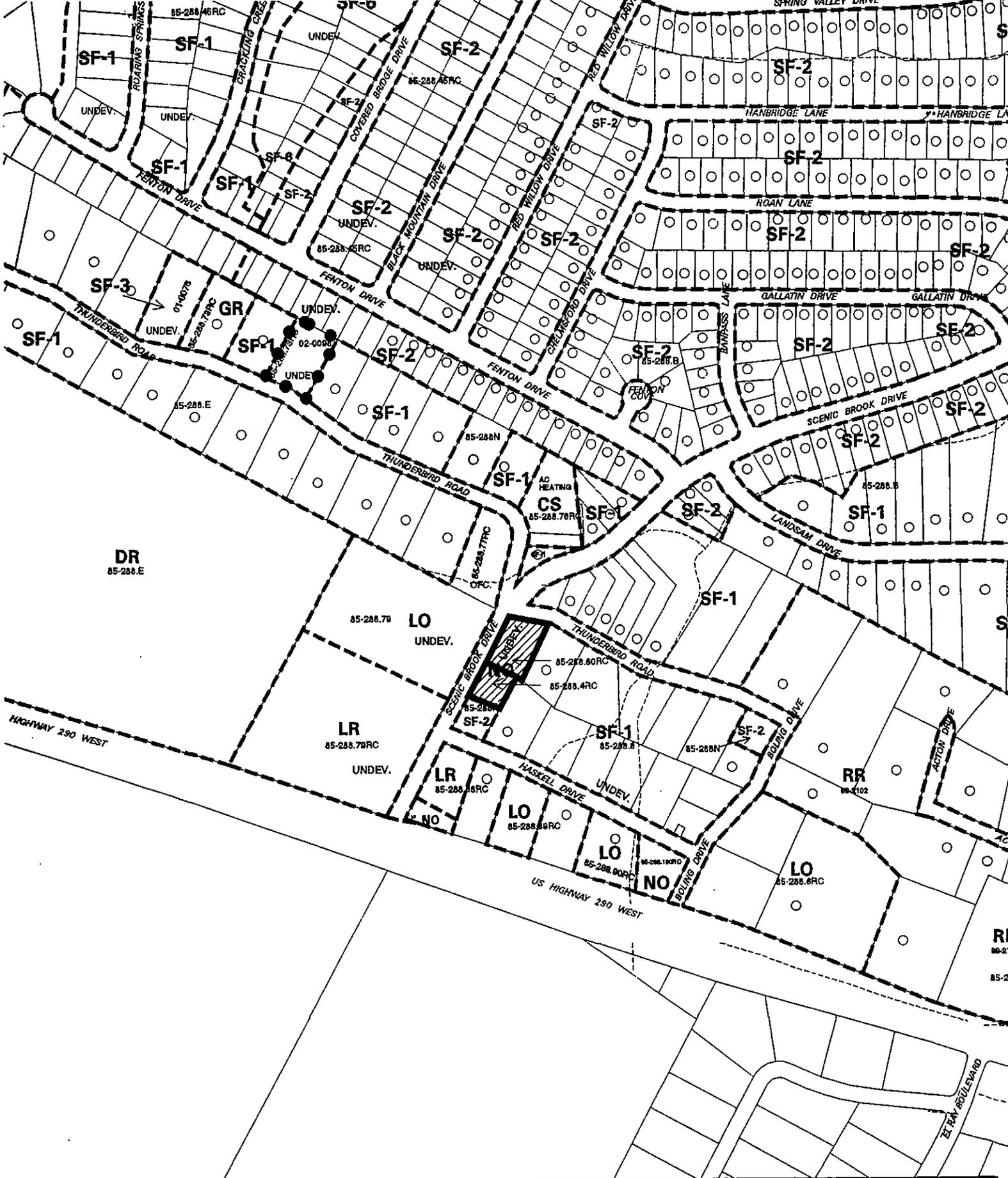
2<sup>nd</sup>

3<sup>rd</sup>

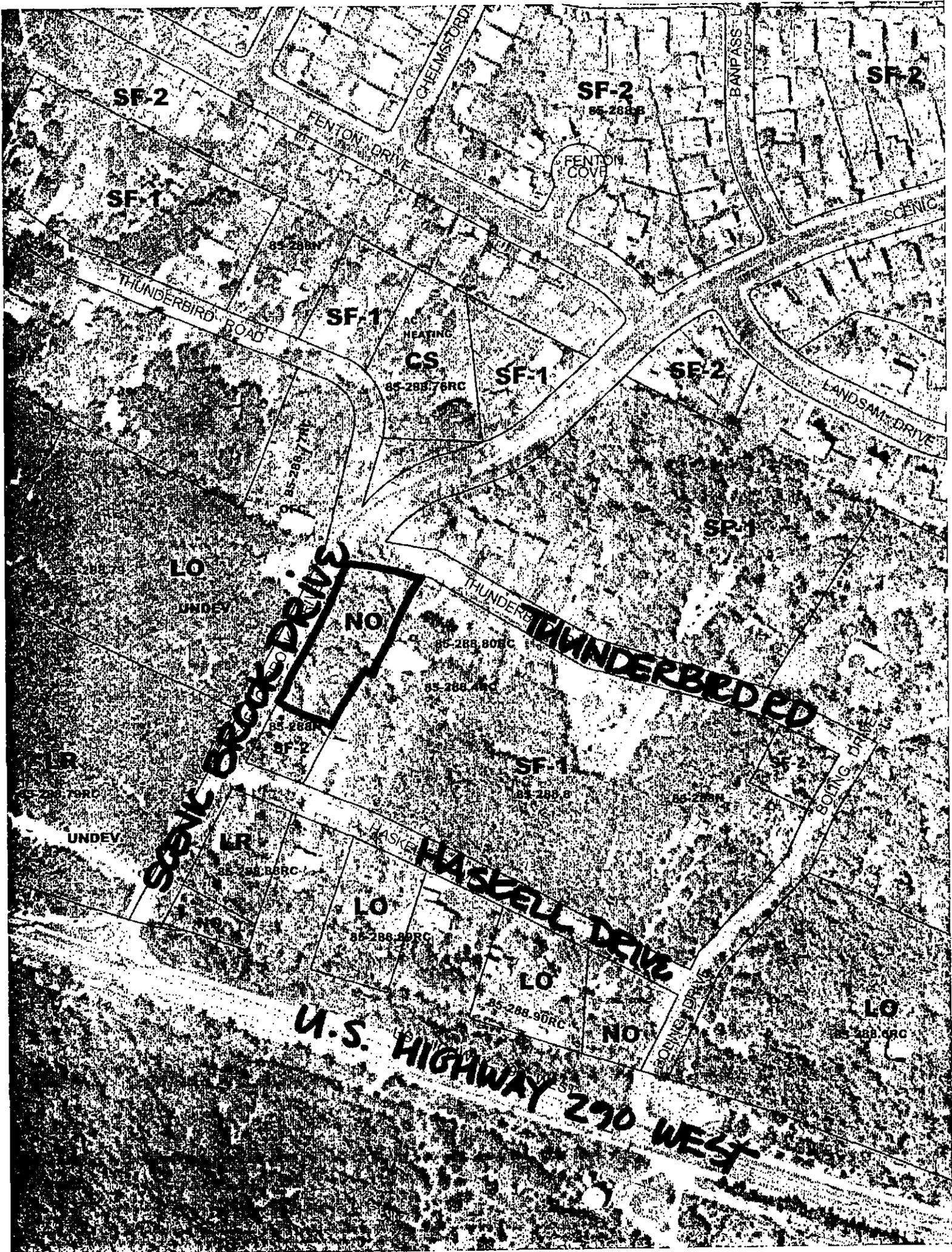
**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Walsh  
e-mail: wendy.walsh@ci.austin.tx.us

**PHONE:** 974-7719



 1" = 400'	<b>SUBJECT TRACT</b> 	<b>ZONING</b> <b>EXHIBIT A</b>	<b>CITY GRID REFERENCE NUMBER</b> A19
	<b>PENDING CASE</b> 		
<b>ZONING BOUNDARY</b> 	<b>ADDRESS:</b> SCENIC BROOK DR @ THUNDERBIRD RD	<b>DATE:</b> 04-06	<b>INTLS:</b> SM
<b>CASE MGR:</b> W. WALSH	<b>SUBJECT AREA (acres):</b> 0.860		



SF-2

SF-2  
85-288.8

SF-2

SF-1

SF-1

CS  
85-288.76RC

SF-1

SF-2

SP-1

LO  
UNDEV

NO

85-288.80RC

85-288.8

SF-1

85-288.8

UNDEV

LR

85-288.8RC

LO

85-288.90RC

LO

85-288.90RC

NO

LO

85-288.8RC

U.S. HIGHWAY 290 WEST

SCENIC DRIVE

HASKELL DRIVE

THUNDERBED RD

THUNDERBIRD ROAD

FENTON DRIVE

CHELMSFORD

FENTON COVE

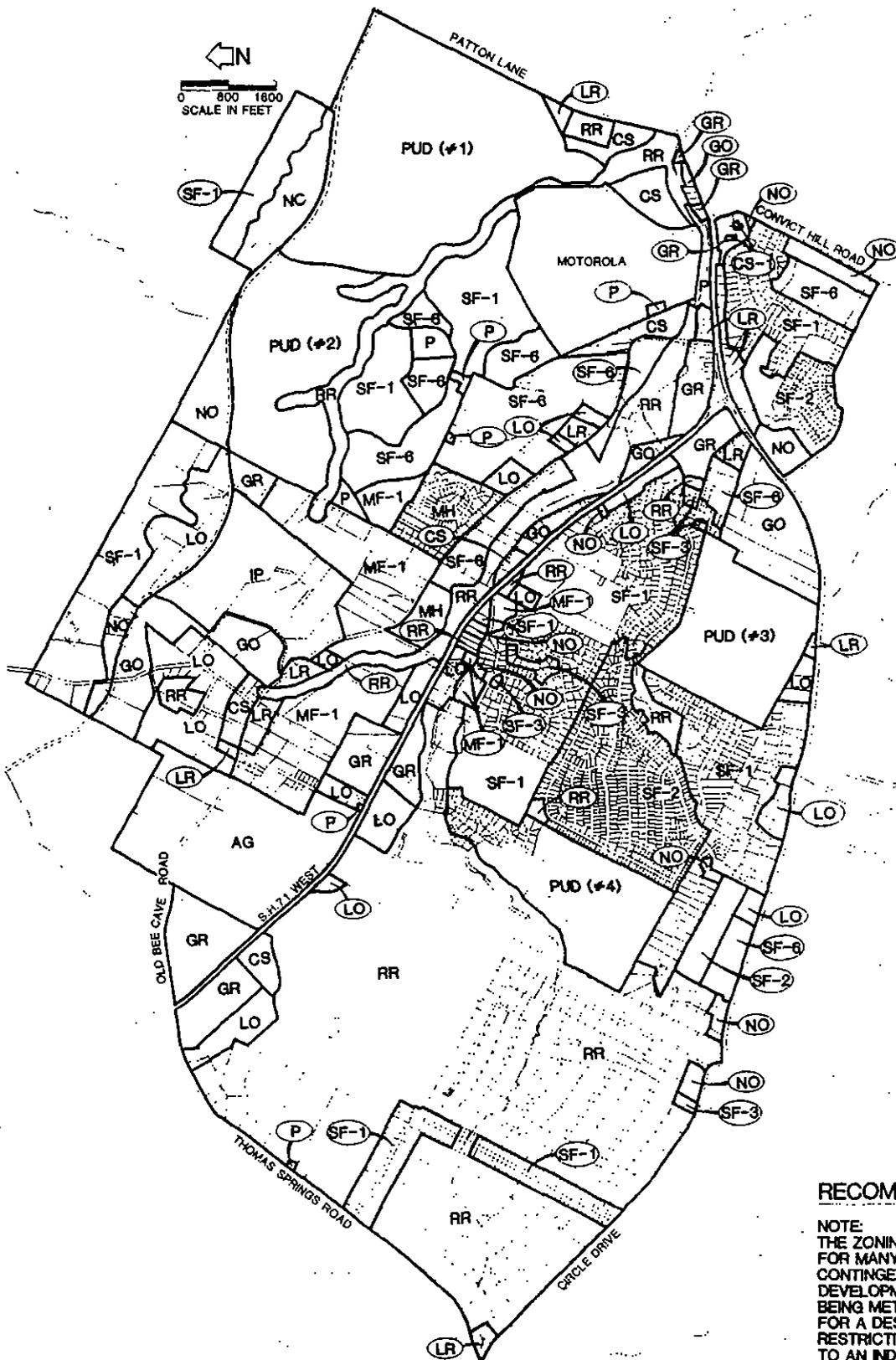
BYPASS

SCENIC

LANDSAM DRIVE

SOYNG DRIVE

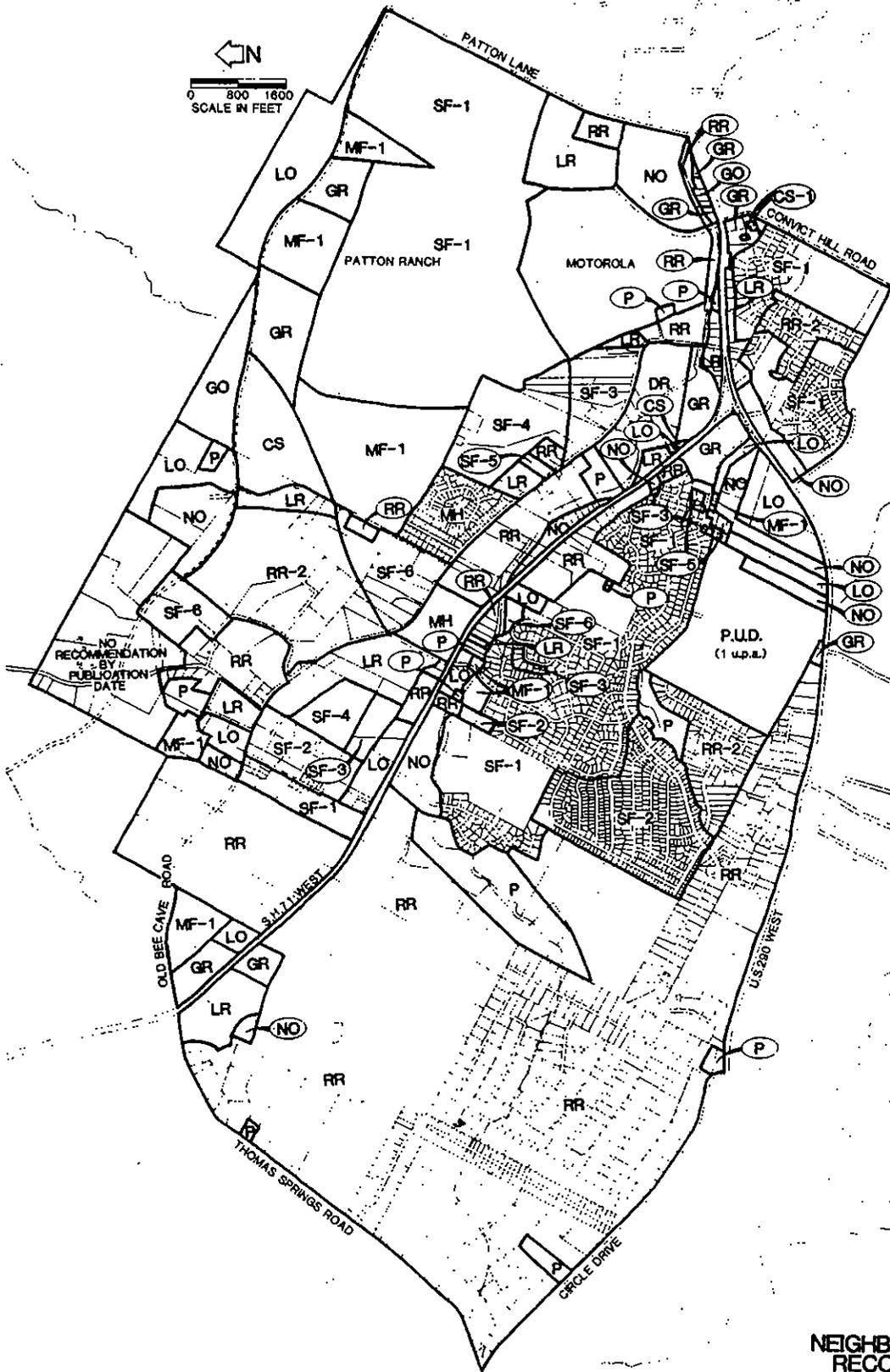
SOYNG DRIVE



**MAP 4  
RECOMMENDED ZONING**

NOTE:  
THE ZONING RECOMMENDATIONS  
FOR MANY PROPERTIES ARE  
CONTINGENT ON CERTAIN  
DEVELOPMENT RESTRICTIONS  
BEING MET. SEE THE TEXT  
FOR A DESCRIPTION OF  
RESTRICTIONS THAT MAY APPLY  
TO AN INDIVIDUAL PROPERTY.

*EXHIBIT B  
RECOMMENDED ZONING  
OF 1985 OAK HILL AREA STUDY*



MAP 6  
NEIGHBORHOOD ZONING  
RECOMMENDATIONS

EXHIBIT C  
NEIGHBORHOOD RECOMMENDED  
ZONING OF 1905 OAK HILL  
AREA STUDY



MAP 7  
PROPERTY OWNERS'  
ZONING REQUESTS

EXHIBIT D  
PROPERTY OWNER  
REQUESTED ZONINGS WITHIN  
1985 OAK HILL AREA STUDY



4. If at any time the City of Austin, its successors or assigns, fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owner(s) of the Property at the time of such modification, amendment or termination.

EXECUTED this the 6<sup>th</sup> day of February, 1987.

Billy D. Young  
Billy D. Young

THE STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 6<sup>th</sup> day of Feb, 1987, by Billy D. Young.

Marilyn A. Pickwell  
Notary Public, State of Texas

MARILYN A. PICKWELL  
Printed Name of Notary Public

My Commission Expires: 12-28-90

NOTARY SEAL

FILED

1987 MAY -4 PM 3:54

COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on  
the date and at the time stamped hereon by me and  
was duly RECORDED, in the Volume and Page of the  
named RECORDS of Travis County, Texas on

MAY 4 1987



AFTER RECORDING, PLEASE RETURN TO

CITY OF AUSTIN  
DEPT. OF LAW  
P. O. BOX 1088  
AUSTIN, TEXAS 78767-8828

10229 0964

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant single family residence (SF-2) district zoning.

**BACKGROUND**

The subject rezoning area consists of two undeveloped, platted lots out of the West Oaks Section Three subdivision. Both lots carry neighborhood office (NO) district zoning with access for the southern lot available from Scenic Brook Drive, while the northern lot is situated at the corner of Scenic Brook and Thunderbird Road. The lots are surrounded by undeveloped land and single family residences on large lots (zoned LR; LO; SF-2; SF-1).

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**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

SF-2 zoning is appropriate in the context of the adjacent SF-2 and SF-1 zoning on this block of Scenic Brook and Thunderbird, its corresponding character, and the Oak Hill Study which originally recommended low density residences for this property. If SF-2 zoning is granted, impervious cover would be limited to 25%, in accordance with the more restrictive watershed regulations.

**EXISTING CONDITIONS****Site Characteristics**

The two lots are undeveloped. There appear to be no significant topographical constraints on the site.

**Impervious Cover**

The maximum impervious cover allowed by the SF-2 zoning district would be 25%, which is based on the more restrictive watershed regulations, as described below.

**Environmental**

This site is not located over the Edward's Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. Project applications at the time of this report are subject to the SOS Ordinance which allows 25% impervious cover in the Edwards Aquifer Contributing Zone.

According to flood plain maps, there is no flood plain within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

**TPSD Right-of-Way**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed rezoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

**Transportation**

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 62 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

### **Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or system upgrades, or utility location, or adjustment are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City utility design criteria.

### **Compatibility Standards**

Site plans will be required for any new development *other* than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT SCENIC BROOK DRIVE AT THUNDERBIRD ROAD FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood office (NO) district to single family residence standard lot (SF-2) district on the property described in Zoning Case No. C14-04-0087, on file at the Neighborhood Planning and Zoning Department as follows:

Lots 12 and 13, West Oak Section Three Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 19, Page 61, of the Plat Records of Travis County, Texas,

locally known as Scenic Brook Drive at Thunderbird Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2004.

**PASSED AND APPROVED**

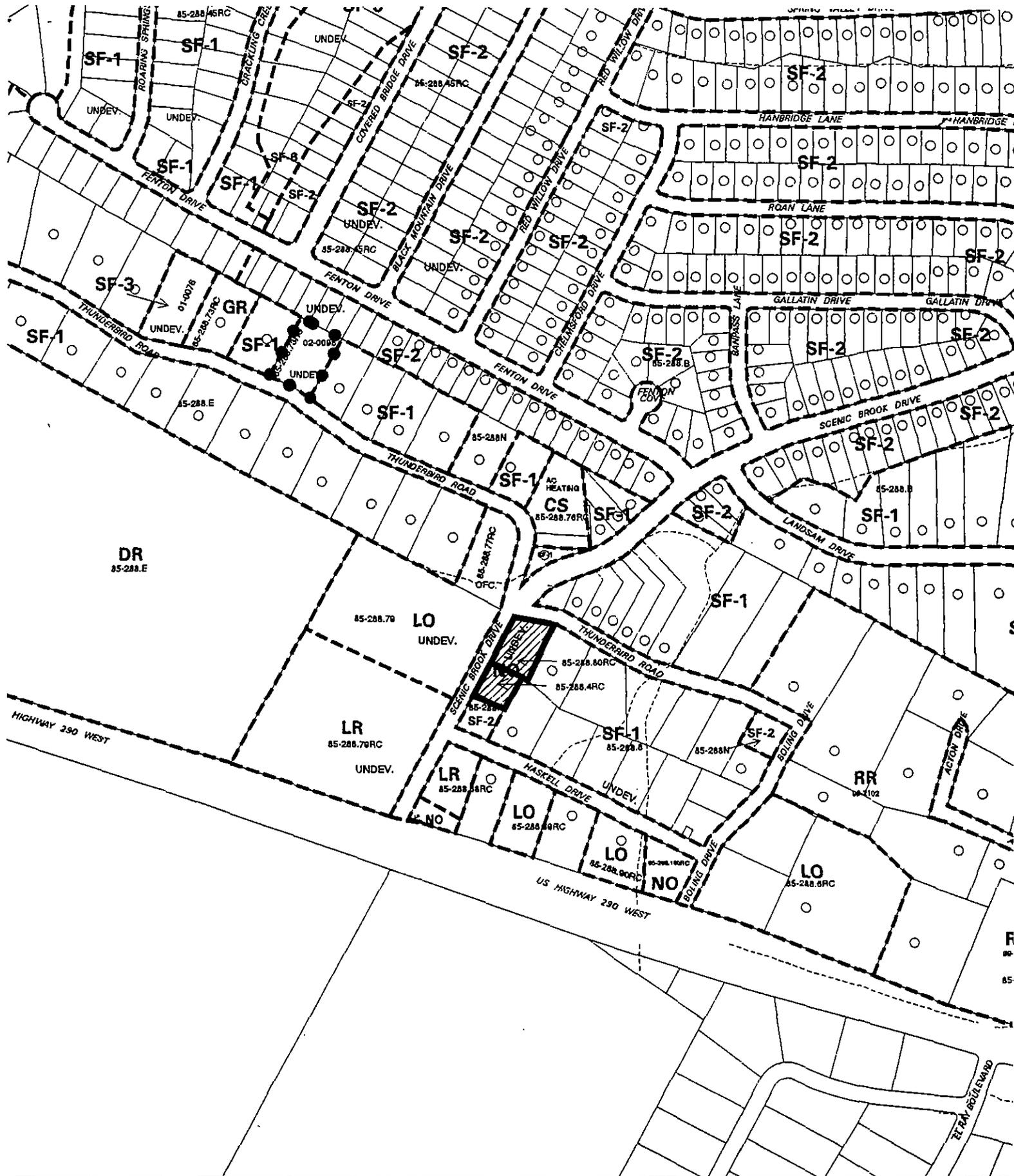
\_\_\_\_\_, 2004

§  
§  
§

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Brown  
City Clerk




  
**SUBJECT TRACT** 
  
**PENDING CASE** 
  
**ZONING BOUNDARY** 
  
**CASE MGR: W. WALSH**

**CASE #: C14-04-0087**  
**ADDRESS: SCENIC BROOK DR @ THUNDERBIRD RD**  
**SUBJECT AREA (acres): 0.860**

**ZONING EXHIBIT A**

**DATE: 04-06**  
**INTLS: SM**

**CITY GRID REFERENCE NUMBER**  
**A19**

1" = 400'